

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R28149

46/47

Property Information

property address: 1704 CAVITT
legal description: GLENWOOD CHURCH, LOT 9
owner name/address: PAVLAS, YVONNE
1704 CAVITT AVE
BRYAN, TX 77801-1207
full business name: WLA
land use category: SF RES type of business: WLA
current zoning: MU-2 occupancy status: OCCUP
lot area (square feet): 7500 frontage along Texas Avenue (feet): 174
lot depth (feet): 125 sq. footage of building: 1232
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards 60

Improvements

of buildings: 1 building height (feet): 10 # of stories: 10
type of buildings (specify): WOOD FRAME
building/site condition: 4
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: _____ accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no WLA
other improvements: ☒ yes ☐ no (specify) CARPORT
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: _____ type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 4
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: AVG
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: nice shrubs around front

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential-zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
